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SPECIAL WARRANTY DEED

2069279 [Signature]



Doc#: 0621443378 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/02/2006 01:33 PM Pg: 1 of 3

The Grantors, ONE CHICAGO UNIVERSTY COMMONS, LLC and CHICAGO UNIVERSITY COMMONS VII, LLC, both Illinois Limited Liability Companies of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:

Heritage Standard Bank and Trust Company, as Trustee under Trust Agreement dated October 22, 1989 and known as Trust No. 7150 ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-20-226-001-0000 through and including 17-20-226-026-0000

Address of Real Estate: 1033 West 14th Place, Units 131, 137, 242, 335, 342, Chicago, Illinois

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (5) the Declaration of Condominium for University Commons I Condominiums, and all amendments and exhibits thereto, and the Declaration of Easements, Covenants and Restrictions for the University Commons Master Association, and all amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Property Act; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage.

This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

*JOSEPA MCGINNIS
ATTY AT LAW
151 E. 22ND ST.
LOMBARD, IL 60148*

Send subsequent tax bills to:

*JAMES FITZGERALD
3100 W. 36th ST.
CHICAGO, IL 60632*

M.G.R. TITLE

UNOFFICIAL COPY

In Witness Whereof, said Grantors have caused their names to be signed to these presents by their authorized agents on July 31st 2006.

One Chicago University Commons, LLC
 An Illinois limited liability company
 BY: EDC MANAGEMENT, INC.,
 an Illinois corporation,

Chicago University Commons VII, LLC
 An Illinois limited liability company
 BY: EDC MANAGEMENT, INC.,
 an Illinois corporation,

Its: Manager

Its: Manager

BY: _____

Ronald B. Shipka, Jr.,
 Its: President

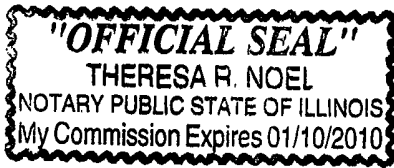
BY: _____

Ronald B. Shipka, Jr.,
 Its: President

State of Illinois)
) ss
 County of Cook)

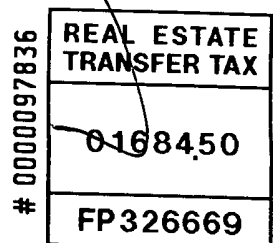
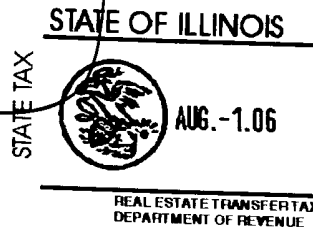
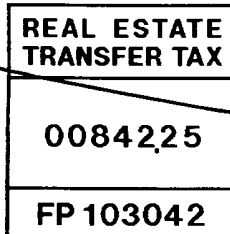
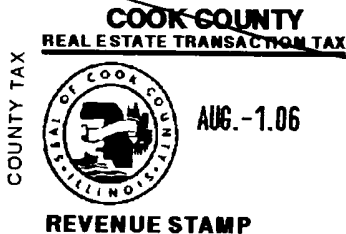
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., the President of EDC Management, Inc. the Manager of One Chicago University Commons, LLC and Chicago University Commons VII, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as Manager of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 31st day of July, 2006.



Theresa R. Noel
 Notary Public

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 457658 \$12,633.75
 08/01/2006 10:57 Batch 07247 56



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LEGAL DESCRIPTION

PARCEL 1:

UNITS 131, 137, 242, 335, 342, GU-105, GU-106, GU-107, GU-108, AND GU-109 IN THE UNIVERSITY COMMONS I CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 25 THROUGH 50, INCLUSIVE, TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 25 THROUGH 44, INCLUSIVE IN THE SOUTH WATER MARKET, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0533532029, AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACES S-106, S-112, S-123, S-125 AND S-132, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0533532029, AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly known as 1033 West 14th Place, Chicago, Illinois

P.I.N. 17-20-226-001-0000 through and including 17-20-226-026-0000